



Bemerton Gardens Kirby Cross, CO13 0QA

Located in the sought after area of Kirby Cross and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW. The property is in need of modernisation but boasts a SOUTH FACING garden and is conveniently located within a short stroll of local shopping amenities and is within half a mile of Kirby Cross' mainline railway station with links to London Liverpool Street. Frinton's town centre and seafront are approximately one and a half miles away. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- UPVC Conservatory
- Secluded South Facing Garden
- Modernisation Required
- Garage & Ample Off Road Parking
- Fully Double Glazed
- Gas Central Heating
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



Price £269,995 Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Porch

Wall light. Tiled flooring. Obscured sealed unit double glazed door leading to:



Hallway

Storage cupboard. Loft access with pull down ladder and light connected. Radiator. Window to side. Doors to:



Bedroom One

11'9" x 11'8"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'4" x 7'8"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.



Kitchen

9'11" x 7'9"

Fitted with a range of matching wooden fronted units. Hard edge work surfaces. Inset ceramic bowl sink and drainer unit. Cooker to remain. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge. Plumbing for washing machine. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



Lounge

13'8" x 10'8"

Tiled fire surround with ornamental freestanding electric fire. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door leading to:



Conservatory

11'2" x 6'8"

Tiled flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed French style doors leading to:



Outside - Rear

South Facing. Part paved area. Remainder laid to lawn. Array of trees shrubs and bushes. Access to front via side gate. Enclosed by panelled fencing.



Outside- Front

Hardstanding concrete area providing ample off street parking leading to garage with double doors. Remainder laid to lawn. Pathway leading to entrance door. Enclosed by panelled fencing and privacy hedging.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/10.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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